

**MINUTES OF THE REGULAR MEETING
OF THE HERITAGE PRESERVATION BOARD
TUESDAY, APRIL 14, 2009
EDINA COMMUNITY ROOM
4801 WEST 50TH STREET, EDINA, MN**

MEMBERS PRESENT:

Chair Chris Rofidal, Jean Rehkamp Larson, Bob Kojetin, Connie Fukuda, Arlene Forrest, Lou Blemaster, Bob Schwartzbauer, Joel Stegner and Elizabeth Montgomery

STAFF PRESENT:

Joyce Repya and Jackie Hoogenakker

OTHERS PRESENT:

Consultant Robert Vogel

Welcome New Members:

Chair Rofidal welcomed and introduced two new HPB Members; Joel Stegner and Bob Schwartzbauer.

I. ELECTION OF OFFICERS:

Member Rehkamp Larson moved to elect Chris Rofidal for Chair of the Heritage Preservation Board. Member Kojetin seconded the motion. All voted aye; motion carried.

Member Kojetin moved to elect Arlene Forrest as Vice –Chair of the Heritage Preservation Board. Member Schwartzbauer seconded the motion. All voted aye; motion carried.

II. APPROVAL OF THE MINUTES:

Member Kojetin moved approval of the March 10, 2009, minutes. Member Rehkamp Larson seconded the motion. All voted aye; motion carried.

III. COUNTRY CLUB DISTRICT: Certificates of Appropriateness:

H-09-02	Certificate of Appropriateness Refined, LLC 4602 Bruce Avenue, Edina, MN
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Planner Presentation

Planner Repya reminded the Board they considered a COA request for a new home at the subject property at the January 13th and February 10th meetings. Approval of the plan as proposed was denied.

Since that time, a work session was held with the developer, Andy Porter, interested neighbors and members of the Heritage Preservation Board. The house plan was evaluated with respect to the aspects that complemented the house on the lot relative to the surrounding properties, as well as those elements that appeared out of place.

Mr. Porter presented a revised plan for review at the March 10th HPB meeting. Changes to the previous plan were found in the following areas:

1. The front covered entry stoop was removed and the face of the stone was pulled back toward the door. Now, the front entry no longer protrudes past the façade plane of other homes on the block.
2. The oriel window on the front façade was reduced in size providing for a design element that is consistent with similarly styled homes in the District.
3. The mass of the room above the attached garage was reduced by removing 11 feet of living space and replacing it with an open air deck. Additionally, the roof pitch of the remaining room was changed to further reduce the mass.

The Heritage Preservation Board favorably received the revised plan and unanimously agreed to move the COA request on for final review at the April 14th meeting with the following suggested changes to the plan:

- Extend the shed roof over the garage door further west to cover the entire door.
- Adjust the pitch of the ridge on the west end of the north elevation to balance with the roof on the east end.
- Include assurance that measures will be taken during construction to protect the stand of trees along the rear property line.

The current plans under consideration are identical to the plan reviewed at the March 10th meeting with the addition of the suggested changes proposed by the HPB. A landscape summary has also been provided outlining the proposed landscape plan on all elevations of the site.

Planner Repya concluded staff finds that the proposed plan addresses the HPB suggestions from the March 10th meeting and complies with the criteria set out in

the design review guidelines of the Country Club District Plan of Treatment.

Approval of the Certificate of Appropriateness is recommended. The following findings support the recommendation:

1. The proposed new home meets the design review standards and guidelines for construction of new homes in the Country Club District.
2. The proposed home is within 10% of the average height of the homes to the north and south as required in the District's Plan of Treatment. Without the District's 10% guideline, the proposed home could be built 6-8 feet higher to the ridge-line of the home.
3. The changes from the original proposal, including lowering the roof over the garage and the gable-end reshaped as a hip roof have reduced the mass of the new home.
4. The proposed home is compatible with the neighboring historic homes, unlike the existing home, which is not a historic resource, and is incompatible with the historic character of the district.
5. The street facing façade of the home will be geometrically similar to nearby historic homes and the volume or mass will not adversely affect the historic integrity of nearby homes or detract from the historic character of the streetscape.
6. Construction of an attached garage is in character and appropriate in the Country Club District.

Staff further recommends that the approval of the Certificate of Appropriateness be subject to:

- The plans presented
- Measures are taken to protect the stand of trees along the rear property line during construction.
- A year built plaque displayed on the home

Appearing for the Applicant

Andy Porter, Refined LLC

Application Presentation

Mr. Porter addressed the Board and thanked them for all their time and effort spent on this project. Mr. Porter presented to the Board an evolution of the project since the first meeting in January. In conclusion, Mr. Porter pointed out that the majority of the changes have occurred on the rear of the home, reducing the mass.

Public Comment

Ms. Vicki Slomiany, 4602 Bruce Avenue, addressed the Board and stated at this

time she isn't requesting any changes to the plan, adding in her opinion the "plan is good enough." However, Ms. Slomiany expressed frustration that if she

hadn't done research on the homes on the 4600 block of Bruce, Mr. Porter's original house plan would have been built. Concluding, Ms. Slomiany stated she felt her efforts helped the Board gain a better understanding of the size and scale of the houses in the neighborhood.

Ms. Kitty O'Dea, 4610 Bruce Avenue, asked Mr. Porter the length of the proposed home on the "final" plan. Mr. Porter responded that the first floor is 70 feet long and the second floor is 57 feet long.

Ms. O'Dea stated that in her opinion the Board needs to get control of the size, scale and mass of the homes in the District. Ms. O'Dea presented several photos of homes in the District that have long sidewalls, reiterating a 70 foot building wall is just too long. Continuing, Ms. O'Dea said she was also very disappointed that the earlier suggestion of angling the garage was not considered. Concluding, Ms. O'Dea stated in her opinion the Heritage Preservation Board is not as receptive to the neighbors as they are to the developer.

Mr. Dan Dulas, 4609 Bruce Avenue told the Board he agrees completely with Ms. O'Dea; a 70 foot building wall is just too long. Mr. Dulas said he also has a concern that in the future the rear of the new home could be added on to. Concluding, Mr. Dulas stated he hopes the Board has the opportunity to evaluate the interior of the new home.

Member Forrest moved to close public comment. Member Schwartzbauer seconded the motion. All voted aye; motion to close public comment carried.

Board Discussion

Chair Rofidal asked Planner Repya if there is potential for an addition to be constructed to the rear of the new home. Planner Repya responded that once the new home is constructed, it will be treated the same as all houses in the district, thus an addition to the rear of the home would not require a Certificate of Appropriateness and would be possible if it met current zoning ordinance requirements.

Member Forrest commented there is the possibility that sometime in the future the Board would consider evaluating the Plan of Treatment as it pertains to additions.

Member Rehkamp Larson thanked the neighbors for working with the developer and the HPB on this project.

Member Rofidal agreed with Ms. Rehkamp Larson, pointing out that the neighborhood input was taken very seriously.

Board Action

Member Kojetin moved approval of a Certificate of Appropriateness based on staff findings and subject to staff conditions including the condition that

a sign with a rendering of the approved house be installed on the property. The sign is not to exceed 6 square feet in area. Member Schwartzbauer seconded the motion. All voted aye; motion carried.

Member Blemaster complimented both the neighbors and the developer for working together. Member Kojetin echoed Member Blemasters sentiment, adding this plan had a good resolution because of the cooperation between the neighbors and developer.

**H-09-3 Certificate of Appropriateness
Joel Freberg
4528 Arden Avenue**

Planner Presentation

Planner Repya informed the Board the subject property is located on the west side of the 4500 block of Arden Avenue. The existing home is a 1936 American Colonial Revival. A 2 stall garage is attached to the rear of the house accessed by a driveway running along the south property line. The subject lot is 50' x 135' in area, or a total of 6,776 square feet. The maximum lot coverage allowed by the foot print of all structures is 30% or 2,032.8 square feet.

Planner Repya explained the subject request involves removing the 400 square foot attached garage and replacing it with a single story family room measuring 467 square feet. The plans also reflect an addition to the second story of the home.

The new detached garage proposed for the southwest corner of the rear yard measures 22' x 24', or 528 square feet in area, and is set 3.5 feet from the side and rear lot line. The garage has been designed to compliment the American Colonial architectural style of the home, with shingles, siding, soffit, fascia and trim detail to match. The north, south and west elevations display attention to detail with double hung windows and service door on the north elevation. The east/front elevation has a double overhead door with lite windows across the top and a gable vent at the peak.

The height of the proposed garage is shown to be 16 feet 10 inches at the highest peak, 13 feet 2 inches at the mid-point of the gable, and 9 feet 2 inches at the eave line. The proposed roof pitch is 7/12, with a ridge length of 24 feet 6 inches. The lot coverage for the property with the proposed garage will be 2,028 square feet in area or 29.9%.

Planner Repya pointed out the applicant provided photographs and the heights of adjacent structures. The home to the north (4526 Arden Ave.) has a 400 square foot, 12 foot high detached garage along their shared property line. The property to the west (4529 Bruce Ave.) has a detached, 2 car garage, and approximately 16 feet in height abutting the shared, rear property line. The Country Club District plan of treatment recommends that the maximum height of new detached garage should take into consideration the heights of adjacent detached structures and be no taller than 10% higher than the average height of those identified. Considering the heights demonstrated for the adjacent structures, the recommended height would be 15 feet 3 inches.

Planner Repya stated that although the proposed height at the peak, 16 feet 10 inches exceeds the formula for adjacent detached garages (average height of adjacent detached structures plus 10%) by 19 inches; the average height of detached garages having received COA's thus far has been exactly the height proposed for this project, 16.83 feet. The twelve foot height of the garage to the north is much shorter than most garages in the district, yet has a direct impact on the reduced height called out in the formula.

Consultant Robert Vogel reviewed the subject plans for the detached garage and determined that the new detached garage as proposed meets the requirements of the Zoning Ordinance, and the plan compliments the architectural style of the home. Both Consultant Vogel and staff recommend approval of the Certificate of Appropriateness for a new detached garage.

Planner Repya noted the following findings support the recommendation for approval:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The proposed structure will compliment the architectural style of the home and not be detrimental to the adjacent historic structures.
- The additional 19 inches in building height will provide for storage space, thus reducing potential clutter in the rear yard.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance

Appearing for the Applicant

Joel Freberg - Contractor

Comments and Questions from the HPB

Chair Rofidal asked Mr. Freberg if the amount of hard cover changes with this proposal. Mr. Freberg responded that lot coverage remains about the same, pointing out the current garage has a turn around. Chair Rofidal suggested if there is an opportunity to reduce hard cover, the board would like to see it.

Member Rehkamp Larson questioned if the coved rake and fascia will match. Mr. Freeberg responded they will match as close as possible. Member Rehkamp Larson asked Mr. Freberg the number of panels proposed for the garage door. Mr. Freberg indicated the door would be 5 panel.

Public Comment

Kitty O'Dea, 4610 Bruce Avenue encouraged the Board not to make an exception to garage height. Mr. Freberg responded that the house has a 7/12 pitch and if the garage is to match that pitch the garage is taller, however the garage wall itself is only 8 feet high.

Jon Pauley, 4530 Arden Avenue (south neighbor) addressed the HPB and expressed the concern that careful attention must be paid to the grading during the construction phase of the project. Mr. Pauley added he doesn't want to incur water run-off if the site isn't graded properly. Concluding, Mr. Pauley stated he also wants the HPB to consider garage height, adding height has a visual impact on the neighborhood.

Member Kojetin moved to close the public comment. Member Rehkamp Larson seconded the motion. All voted aye; motion carried

Comments and Questions from the Board

Chair Rofidal in response to Mr. Pauleys concern over water run-off suggested that the proponent install gutters to divert run-off down the driveway.

Member Forrest acknowledged with regard to garage height that the average height of garages for Arden Avenue is 18 feet, adding the one garage at 12 feet could be considered an anomaly.

Member Rehkamp Larson said in her opinion there is value to the garage pitch matching the house.

Consultant Vogel interjected that from a preservation perspective matching the

pitch of the home is more important than matching heights of garages.

The discussion continued with Board Members in agreement that the proposed garage should compliment the house. Board Members also reiterated they would like to see the impervious surface kept to a minimum.

Board Action

Member Forrest moved approval subject to the plans presented including a year built plaque and the additional condition that gutters and downspouts be added to the garage. Member Kojetin seconded the motion. All voted aye; motion carried.

H-09-4 Certificate of Appropriateness Dan and Cheryl Dulas 4609 Bruce Avenue, Edina, MN

Planner Presentation

Planner Repya reported the subject property is located on the east side of the 4600 block of Bruce Avenue. The existing home is a 1932 American Colonial Revival. An addition with attached garage was built on the rear of the home in 1992; however the front façade of the home is true to the original 1932 design.

Planner Repya explained that the subject request involves replacing the existing deteriorated front entry portico or porch with a similar, but larger portico. The existing front stoop measures 3 feet by 6.25 feet for a total of 18.75 square feet which provides very little room to maneuver when entering the home. The proposal includes enlarging the stoop to 4 feet by 8 feet, providing a 32 square foot landing. The plans also demonstrate an open wooden porch supported by round wooden posts, projecting 9 feet from the front building wall, with a width of 8 feet 9 inches. The new gable end treatment on the porch substitutes curved bargeboards for the classical triangular pediment and the shafts of the two round support columns are somewhat wider.

Consultant Robert Vogel commented that the proposed new front porch is consistent with the property's Colonial Revival architectural style and appears to be compatible with the character of the neighborhood in size, scale, mass, color, and materials and will not have an adverse effect on the historic integrity of the district.

Planner Repya concluded that staff finds that the information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance, and the plan compliments the architectural style of the home.

Approval of the Certificate of Appropriateness for the enlarged front entry portico is recommended subject to the plans presented.

The following findings support the recommendation for approval:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The proposed changes to the front entry portico will compliment the architectural style of the home and not be detrimental to the adjacent historic structures.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance

Appearing for the Applicant

Dan & Cheryl Dulas

Applicant Presentation

Mr. Dulas, 4609 Bruce Avenue addressed the Board and explained the current portico is blocky with a very small entrance area, adding their goal is to make it functional and more inviting. He further explained that changing the front entryway would coincide with residing the house with new cedar siding.

Consultant Vogel commented that a front portico is a common characteristic found on homes in the area, agreeing with Mr. Dulas that many of the porticos are not very functional.

Member Rehkamp Larson said the size and scale appear good; however, the components aren't defined. She also asked of the board was flat or coved, and noted that the peak appears to bump into the window. Member Rehkamp Larson further commented that in her opinion the pilasters are a bit chunky and more thought needs to be given to the trim and millwork. Concluding, Member Rehkamp Larson said in her opinion the plan provided is more of a diagram and it does not provide enough detail.

Member Forrest said she agrees with Member Rehkamp Larson's comments and noted the plan presented isn't really a final plan.

Mr. Dulas responded that he understands the issues raised by the Board, adding he will return at a later date with a more detailed plan.

Board Action

Member Kojetin moved to continued H-09-4 to the May meeting of the HPB. Member Forrest seconded the motion, noting the applicant agreed. All

voted aye; motion carried.

IV. PUBLIC COMMENT:

No additional public comment.

V. HERITAGE AWARD:

Chair Rofidal said the Board should be very thrilled to have three nominations for the Heritage Award; 300 Blake Road, the Browndale Bridge and St. Stephens Church.

Consultant Vogel explained with an award program like the Heritage there is no reason the award can't be given to more than one property. Chair Rofidal commented that is good to know; however, if the award were given to all applicants it's possible the award in itself would be diminished. Vogel added that is something to consider; however, in this case all three "sites" are uniquely different.

Chair Rofidal said 300 Blake Road (Coddington House) is a very interesting home. It was purchased by the current owners in 1989 and at that time other potential buyers were considering tearing the house down. Chair Rofidal said it's great the homeowners renovated the house and didn't tear it down.

Member Rehkamp Larson commented in viewing the Browndale Bridge that she is of the opinion that the railing and wooden bollards aren't coordinated. Planner Repya responded that it is her understanding the wooden bollards were necessary for safety reasons. Member Kojetin stated he would have preferred to see lannon stone pillars to match the bridge at West 50th Street. Member Forrest commented that in her opinion the new concrete looks stark; pointing out the landscaping hasn't been completely replaced.

Consultant Vogel commented that St. Stephen's Church is in a wonderful state of preservation largely due to the efforts of Foster Dunwiddie in the 1970's.

A discussion ensued with Members pointing out the merits of each application:

Coddington House 300 Blake Road:

- Recognition of a house outside the Country Club District
- Recognition of a property in the NW corner of Edina. This area contains some of Edina's oldest homes.
- Recognition of efforts by individuals to preserve their homes

Browndale Bridge:

- Recognition of the bridge also recognizes the people who built the bridge

in the past and who are working on preserving the bridge in the present.

St. Stephen's Church:

- Beautiful old church
- Continued thoughtful preservation of the church
- This church is very noticeable and is a landmark in the 50th and France area neighborhood. Many people, not only residents, identify this church with Edina.

The discussion continued with the majority of Board Members in agreement that the Coddington House, 300 Blake Road, should receive the award. It was also stressed that both the bridge and church are worthy of the award, but at a different time.

Planner Repya stated she will ready the award plaque so it can be presented at the May 5, 2009, meeting of the City Council.

VI. JOINT MEETING WITH CITY COUNCIL:

Planner Repya reminded the Board on May 5, 2009, at 5:30 PM the HPB will have their joint meeting with the City Council.

Planner Repya highlighted possible topics of discussion and asked Members to weigh in if they have further comments or topics:

- Driveway width – does/should it supersede the zoning ordinance
- How “massing” should be addressed in the Plan of Treatment. Should a FAR be established -
- Should all additions need a Certificate of Appropriateness? New home vs. additions.
- Should a side street façade be considered like a front street?
- Acknowledge that Zoning Ordinance restrictions prohibit the construction of certain historic home types; and again can the Plan of Treatment supersede the Zoning Ordinance
- Thorpe guidelines
- Senate tax credit.

Members expressed their agreement with Planner Repya's topics for discussion.

VII. OTHER BUSINESS:

Planner Repya reminded the Board the HPB received a grant to survey the bungalows in the Morningside neighborhood.

Member Forrest distributed a proposed check list and COA guidelines for new homes and asked that Board Members review the handout and e-mail Planner Repya their concerns, ideas, etc.

VIII. ADJOURNMENT:

The meeting was adjourned at 9:30 PM

Jackie Hoogenakker
Submitted by